

Silverdale

£1,500 pcm

36 Wallings Lane
Silverdale
Carnforth
LA5 0RZ

A beautifully presented, three bedroom detached house enjoying far reaching views in the popular village of Silverdale. The property offers spacious, furnished accommodation comprising living dining room, kitchen, utility, three bedrooms, bathroom and two cloakrooms plus driveway parking and attractive seating terrace.

- Well Presented Detached House
- Spacious Living Dining Room
- Modern Kitchen, Separate Utility
- Three Bedrooms, Bathroom, Cloakrooms
- Driveway Parking, Large Seating Terrace
- Furnished, may remove by negotiation
- No Smokers or Sharers
- Pets at Landlord's Discretion
- Council Tax Band - F
- Available Soon

Property Ref: CR1286





Living Room

Location: From the Carnforth Office turn right and follow the road out through Millhead. On entering Warton turn left onto Sand Lane and follow the road for approximately 1.5 miles until you reach a T junction. Turn left onto Stankelt Road and follow the road through the village where it becomes Emesgate Lane. After ½ a mile turn left onto Cove Road, and then take the third right onto Wallings Lane. Continue along the lane until you are passing open fields on your left hand side, before the lane turns the corner sharply to the right continue straight ahead signed Bay View through the white gated entrance.

What3Words: ///reinforce.norms.wreck

Garage & Parking: Use of garage can be arranged by agreement. Parking is to the far side of the house only, access must be kept clear at the front.

Furnishings: The property is offered furnished as photographed. Furnishings may be removed by negotiation. White goods of fridge freezer and dishwasher are included on a non repair or replacement basis.

Services: Mains Electric, Gas, Water (Metered) and Private Drainage to Septic Tank. Tenant to pay for annual emptying. WIFI is included with the rent due to install infrastructure to the property. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Carnforth Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by Hackney & Leigh.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be refundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

Note: Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing.

For a Viewing Call 01539 792035



Kitchen



View



Floor 0

Approximate total area⁽¹⁾

1259 ft²
116.9 m²

Reduced headroom

19 ft²
1.8 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.